



SECTION 21. OFF-STREET PARKING REQUIREMENTS

- Subd. 1. Purpose. The regulation of off-street parking spaces in these zoning regulations is to alleviate or prevent congestion of the public right-of-way and to promote the safety and general welfare of the public, by establishing minimum requirements for off-street parking of motor vehicles in accordance with the utilization of various parcels of land or structures.
- Subd. 2. Application of Off-Street Parking Regulations. The regulations and requirements set forth herein shall apply to all off-street parking facilities in all of the zoning districts of the City.
- Subd. 3. Site Plan Drawing Necessary. All applications for a building or an occupancy permit in all zoning districts shall be accompanied by a site plan drawn to scale and dimensioned indicating the location of off-street parking and loading spaces in compliance with the requirements set forth in this Section.
- Subd. 4. General Provisions
- A. Floor Area. The term "floor area" for the purpose of calculating the number of off-street parking spaces required shall be determined on the basis of the exterior floor area dimensions of the buildings, structure or use times the number of floors, minus ten (10) percent, except as may hereinafter be provided or modified.
 - B. Reduction of Existing Off-Street Parking Space or Lot Area. Off-street parking spaces and loading spaces or lot area existing upon the effective date of this Ordinance shall not be reduced in number or size unless said number or size exceeds the requirements set forth herein for a similar new use.
 - C. Non-Conforming structures. Should a non-conforming structure or use be damaged or destroyed by fire, it may be reestablished if elsewhere permitted in these zoning regulations, except that in doing so, any off street parking or loading space which existed before shall be retained.
 - D. Change of Use or Occupancy of Land. No change of use or occupancy of land already dedicated to a parking area, parking spaces, or loading spaces shall be made, nor shall any sale of land, division or subdivision of land be made which reduces area necessary for parking, parking stalls, or parking requirements below the minimum prescribed by these zoning regulations.
 - E. Change of Use or Occupancy of Buildings. Any change of use or occupancy of any building or buildings including additions thereto requiring more parking area shall not be permitted until there is furnished such additional parking spaces as required by these zoning regulations.

F. Off-street parking facilities accessory to residential use shall be utilized solely for the parking of licensed and operable passenger automobiles; no more than one (1) truck not to exceed gross capacity of twelve thousand (12,000) pounds; and recreational vehicles and equipment. Under no circumstances shall required parking facilities accessory to residential structures be used for the storage of commercial vehicles or equipment or for the parking of automobiles belonging to the employees, owners, tenants, or customers of business or manufacturing establishments.

G. Calculating Space.

1. When determining the number of off-street parking spaces results in a fraction, each fraction of one-half (1/2) or more shall constitute another space.
2. In stadiums, sports arenas, churches and other places of public assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each twenty-two (22) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining requirements.
3. Except as provided for under joint parking and shopping centers, should a structure contain two (2) or more types of use, each use shall be calculated separately for determining the total off-street parking spaces required.
4. Proof of parking and/or joint parking may be provided in accordance with Subdivisions 9 and 10 of this Section.

H. Stall, Aisle and Driveway Design.

1. Parking Space Size and Aisle Design.

a). *Regular Parking Spaces.* Handicapped parking spaces shall meet the minimum requirements of dimensions for regular parking spaces except that the width shall be one and a half times that of a regular space. Each regular parking space and drive aisle shall have the following minimum dimensions:

Table 1: Regular Parking Space Dimensions

Angle	Width*	Length*	Aisle
45 degrees	12'	18'	16'***
60 degrees	10'	18'	19.5'***
75 degrees	9'	19'	23'***
90 degrees	8.5'	18'	26'****
Parallel	20'	8'	22'

* Width measured parallel and length measured perpendicular to the drive aisle.

**One way aisles only.

***Aisles which are not between two rows of 90 degree angle parking spaces may be 22 feet wide.

- b). *Compact Parking Spaces.* Compact parking spaces shall not exceed 33% of the total number of parking spaces. Compact stalls must be identified by appropriate signage consistent with applicable City sign ordinances or the Minnesota Manual on Uniform Traffic Control Devices. Compact stalls shall be distributed throughout the parking area so as to have reasonable proximity to the structure served but shall not have generally preferential locations such that their use by non-compact cars will be encouraged. Each compact parking space shall have the following minimum dimensions:

Table 2: Compact Parking Space Dimensions

Angle	Width	Length
45 degrees	10'	16'
60 degrees	8.5'	17.5'
75 degrees	8'	16.5'
90 degrees	7.5'	16'
Parallel	16'	8'

2. Within Structures. The off-street parking requirements may be furnished by providing a space so designed within the principal building or one (1) structure attached thereto; however, unless provisions are made, no building permit shall be issued to convert said parking structure into a dwelling unit or living area or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Ordinance.
3. Except in the case of single and two family dwellings, parking areas shall be designed so that circulation between parking bays or aisles occurs within the designated parking lot and does not depend upon a public street or alley. Except in the case of single and two family dwellings, parking area design which requires backing into the public street is prohibited.
4. No curb cut access shall be located less than forty (40) feet from the intersection of two (2) or more street right-of-ways. This distance shall be measured from the intersection of lot lines.
5. No curb cut accesses shall exceed twenty-four (24) feet in width unless approved by the City Council. All entrances serving two way traffic